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**Centris No.** 16681223 (Active)



**\$1,150,000**

**8 Av. Laberge  
 Senneville  
 H9X 3P9**

**Region** Montréal  
**Neighbourhood**  
**Near** Senneville Road  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1920
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	38.8 X 45.3 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	3,400 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2010)
<b>Lot Size</b>	115 X 238.9 ft irr	<b>File Number</b>	
<b>Lot Area</b>	19,805.59 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	1976796	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2019	<b>Municipal</b>	\$7,044 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$239,300	<b>School</b>	\$1,555 (2018)	<b>Electricity</b>	\$2,500
<b>Building</b>	\$648,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
				<b>Propane</b>	\$500
<b>Total</b>	\$887,900	<b>Total</b>	\$8,599	<b>Total</b>	\$3,000

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	24 X 9 ft	Wood	waterviews	
GF	Kitchen	20 X 13 ft	Ceramic	waterviews	
GF	Dinette	9 X 7 ft	Ceramic		
GF	Family room	26 X 12 ft	Wood	waterviews	
2	Master bedroom	17 X 12 ft	Wood	+ ensuite/VIEWS	
2	Bedroom	14 X 14 ft	Wood	waterviews	
2	Bedroom	13 X 12 ft	Wood	waterviews	
2	Bedroom	13 X 10 ft	Wood		
3	Bedroom	15 X 10 ft	Wood	Finished garret	
3	Loft/Garret	10 X 10 ft	Wood	Finished garret	
<b>Additional Space</b>			<b>Size</b>		

Garage	22 X 25 ft
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**Features**

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	Propane tank (\$10)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete, Stone	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (8), Garage (2)
<b>Siding</b>	Brick, Stucco, Wood	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Detached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Propane	<b>Lot</b>	Fenced
<b>Heating System</b>	Forced air, Radiant	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Unfinished	<b>Distinctive Features</b>	Cul-de-sac
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	CEGEP, Commuter train, Elementary school, Golf, High school, Highway, Park, Public transportation, University
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	

**Inclusions**

Kitchen appliances - fridge, double wall oven, propane cooktop, dishwasher. Pool accessories.

**Exclusions**

Dining room light fixture. Propane tank is rented.

**Broker - Remarks**

This one-of-a-kind 5+bdr home has over 3,400 sf of quality, character, personality and warmth with a modern layout. This is truly a rare find combining old-world charm and modern amenities. Walk to the train, shops, boardwalk, restaurants, école St-George & CEGEP JAC. Minutes from hwys 20 and 40 & future REM line. Enjoy amazing SUNSETS!!

**Addendum**

\*\*\*\*\* Welcome to "BELLEVUE HOUSE" Senneville \*\*\*\*\*

This magnificent residence, built circa 1920, was designed and built for industrialist John James Harpell's family gatherings, extensive entertaining and magnificent gardens and views. Situated on a quiet waterfront crescent in the village of Senneville, Bellevue House offers water-views with dramatic sunsets from three indoor levels, lounging around the inground pool or eating inside the three-season gazebo.

The beautiful architectural elements have either been restored, improved upon or characteristically well-maintained.

LOCATION, LOCATION, LOCATION....

Close to Senneville Park with skating, tennis, pool and other activities, Yacht Club, Braeside Golf Club and the Morgan Arboretum. Walking distance to the train, Ste. Anne de Bellevue shops, boardwalk, restaurants, école St-George and CEGEP John Abbott.

The Co-op taxi offers residences free transportation to the nearby train or John Abbott and Cap St-Jacques bus terminals.

NOTEWORTHY FEATURES AND IMPROVEMENTS

-Authentic beautiful woodwork, moldings, 9' ceilings, impressive three floor staircase

-40 custom Marvin windows 2016

-VIMA Design Kitchen with breakfast nook

- High efficiency central heating, cooling, temperature zoning and steam humidification (2012)
- The roof was raised & replaced to accommodate spray foam insulation (2002) and ventilation. Majority of roof shingles (incl garage) done in 2017 and 2019.
- Additional spray foam upgrades to foundation other areas in 2013
- Heated concrete salt-water pool circa 2000 with uni-stone surround
- Professionally designed landscaping
- Circular driveway with uni-stone border
- Detached 2 car garage (heated and insulated)
- Upgraded electrical panel 300 amp with underground line from garage to house (no overhead lines).

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-14991

**Source**

IMMEUBLES DEAKIN REALTY, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Aerial photo



Water view



Exterior



Pool



Hall



Exterior entrance



Living room





Living room



Dining room



Dining room



Kitchen



Water view



Kitchen



Kitchen



Dinette



Dinette



Family room



Family room



Staircase



Staircase



Master bedroom



Master bedroom



Water view